

ZB# 83-30

LBL Associates

69-4-6

83-30 - LBL ASSOCs.

Prelim. meeting:

8/8/83

Public hearing:

9/12/83

Notice to Sentinel

delivered 8/29/83 ✓

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

General Receipt

5385

Sept. 20 19 83

Received of Bloom + Bloom Esq. \$ 50.00

Fifty and 00/100 DOLLARS

For 3. Ba Application Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<input checked="" type="checkbox"/> 50.00 Check		
#5111		

By Pauline J. Townsend ^{E.C.}
Town Clerk
Title

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x
In the Matter of the Application of

LBL ASSOCIATES,

#83-30.

DECISION GRANTING
~~USE VARIANCE AND~~
SPECIAL PERMIT.

-----x
WHEREAS, LBL ASSOCIATES & Roy Lindau of 123 Old Post Road North, Croton-on-Hudson, N. Y. 10520, have made application for a use variance and special permit for construction and maintenance of a mobile home park consisting of 20 units in an area presently zoned C (Design-Shopping) and known by the tax map designation of Section 69, Block 4, Lot 6 and located on Route 94 in said Town of New Windsor; and

WHEREAS, a public hearing was held on the 12th day of September, 1983 at the Town Hall, 555 Union Avenue, New Windsor, N.Y.; and

WHEREAS, the applicant was represented by Daniel J. Bloom, Esq., Box 4323, New Windsor, N. Y.; and

WHEREAS, the application was opposed by the Building Inspector of the Town of New Windsor, who submitted a written statement of his objections and appeared at said hearing, and was opposed by the Planning Board of the Town of New Windsor, which also submitted written objections; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in the matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. A high percentage of the parcel of land in question cannot be altered or built upon due to the restrictions of the Freshwater Wetlands

Wetlands Act of the State of New York.

3. A written report of the results of the tests of the soil on the property was submitted to the Board. That report establishes that because of the consistency of the soil on the property, it would be impossible to erect any structure on the property which would require a foundation and the property will not support any kind of a substantial structure.

4. The evidence shows that the property is located almost 700 ft. from the nearest road (Route 94) and will be served by a single access road. The evidence further shows that the site is lower than the level of the roadway and is not visible from Route 94.

5. The surrounding property is utilized for a shopping center, a commercial garage, a manufacturing plant and restaurants.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. Because of the soil conditions, the presence of the freshwater wetlands, and the limited access to a highway, the land will not yield a reasonable return as it is presently zoned.

2. The hardship of the applicant's property is due to the unique circumstances of freshwater wetlands, soil conditions, and not to the general conditions found in the neighborhood.

3. Although the proposed use of the property may not be the most desirable use possible, the proposed use will not alter the essential character of the neighborhood in that it will not adversely effect in any way the adjoining properties.

NOW, THEREFORE, BE IT

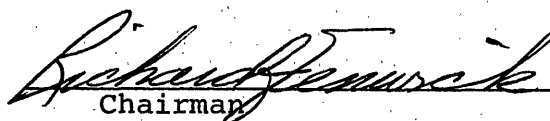
RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor hereby grants a use variance to the applicant to use the

subject property for the construction and maintenance of a mobile home park provided that same shall be constructed substantially in accordance with the plans submitted to the Zoning Board of Appeals; that the applicant obtain site plan approval from the New Windsor Planning Board pursuant to the terms of the New Windsor Mobile Homes Local Law; and that the applicant constructs and maintains the mobile home park in accordance with the provisions of the Town of New Windsor Mobile Homes Local Law.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant's attorney.

Dated: October 24, 1983.


Chairman

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 30

Request of LBL Associates

for a VARIANCE & SPECIAL PERMIT of
the regulations of the Zoning Ordinance to
permit the construction of a mobile home park
consisting of 20 units

being a VARIANCE & SPECIAL PERMIT of

Sections 48-8, 48-9, and 48-10 of Article III, as well
as §27A-7
for property situated as follows:

Tax Map Section 69, Lot 4, Block 6, 640 feet+
South of NYS Route 94; bounded on north by

Route 94 ; bounded on south by Cornwall-New Windsor Town line; on west by Vanderessen and Tarkett Corporation; *
SAID HEARING will take place on the 12th day of

September, 1983, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

*east by Central Hudson Gas
& Electric Corp. & Academy
Terminal Corp.

RICHARD FENWICK
Chairman

DELIVERED BY HAND

Bloom & Bloom, P. C.

ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM

PETER E. BLOOM

August 29, 1983

530 BLOOMING GROVE TURNPIKE

(AT THE PROFESSIONAL CIRCLE)

P. O. Box 4323

NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 561-6920

Ms. Patricia DiLeo, Secretary
New Windsor Zoning Board of Appeals
555 Union Avenue, Town Hall
New Windsor, New York 12550

RE: Application of LBL Associates for Use Variance and Special Permit
Our File No. 3325A

Dear Pat:

Enclosed herewith please find an original plus two copies of Application for Variance in the above-referenced matter together with a proposed "Notice of Public Hearing" and our check payable to the order of the Town of New Windsor in the amount of \$50.00 to cover the application fee as well as referred-to exhibits.

If you find the enclosures to be in order, kindly submit the enclosed Notice to "The Sentinel" for publication prior to the scheduled public hearing.

Thank you.

Sincerely yours,



DANIEL J. BLOOM

DJB/cal

Encs.

cc: Mr. Roy Lindau
Mr. Lester Clerk
(c/o Silver Stream Park)

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING INSPECTOR

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS BEFORE ZBA - September 12, 1983

DATE: August 30, 1983

Please be advised that there the following public hearings
are scheduled to be heard before the ZBA on the above date:

KAMB, RICHARD - Request for area variance;

LBL ASSOCIATES - Request for use variance and special
permit for mobile home park.

I have attached hereto copies of the pertinent applications
together with the public hearing notices concerning the above.

Pat

/pd
Attachments

AFFIDAVIT OF SERVICE BY MAIL

STATE OF NEW YORK)

: ss.:

COUNTY OF ORANGE)

Carol A. Lynn being sworn, says: I am not a party to the action, am over 18 years of age, and reside at Newburgh, New York. On August 30, 1983 I served a true copy of the annexed Public Notice of Hearing in the following manner: By mailing the same in a sealed envelope, with postage prepaid thereon by Certified Mail, Return Receipt Requested, in a post-office depository of the U.S. Postal Service within the State of New York, addressed to the last-known address of the addressee(s) as indicated below:

(See list attached)

Carol A. Lynn

Carol A. Lynn

Sworn to before me this

30th day of August, 1983.

Betty Jule Gilbert

BETTY JULE GILBERT
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN DUICHESSE COUNTY
COMMISSION EXPIRES MARCH 30, 1984

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK



1763

34

Storage Equities Inc
& P S Partners Ltd
990 South Fair Oak Ave
Pasadena Calif 91105

✓ Scheible Frederick
PO Box 384
Vails Gate NY 12584

✓ Academy Terminal Corp
90 Main St
Highland Falls NY 10928

✓ Bernhardt Robert G & Collen J
PO Box 407
Vails Gate NY 12584

✓ Boneri Concetta
Box 526
Vails Gate NY 12584

✓ Simonson Richard & Helen
Box 485
Vails Gate NY 12584

✓ Brewer Wilbur
PO Box 610
Vails Gate NY 12584

✓ Ernst Jerome & Pearl
PO Box 212
Monroe NY 10950

✓ Brewer Walter
PO Box 293
Vails Gate NY 12584

✓ Brewer Ella
Box 527
Vails Gate NY 12584

✓ Mc Millen Mary ✓
c/o Mrs. James Deyo
PO Box 293
Vails Gate NY 12584

✓ Brewer Russell A Jr
Route 94 Box 103
Vails Gate NY 12584

✓ Brewer Helen & Ida Mae & Michael
PO Box 293
Vails Gate NY 12584

Deyo Beatrice & James
✓ Scherf Hannah M
Box 158
Vails Gate NY 12584

✓ Pushman Albert & William
Box 158
Vails Gate NY 12584

✓ Pushman Albert & Josephine
PO Box 158
Vails Gate NY 12584

✓ Pushman William J & Marion
Rt 32
Vails Gate NY 12584

✓ Carione John & Louise
333-335 Bloomingrove Tpke
New Windsor NY 12550

✓ Dahlin Raymond G & Jean M
Box 508
Vails Gate NY 12584

✓ Slepoy Herbert & Gardner Fred
104 South Central Ave
Valley Stream NY 11580

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK



1763

✓ Walsky Harold
Duarte Graciano B
554 Chestnut Ridge Rd
Woodcliff Lake NJ 07675

✓ Stringer Howard W & Sarah P
Box 64
Vails Gate NY 12584

✓ V G R Associates
c/o Howard V Rosenblum
Suite 2C
300 Martine Ave
White Plains NY 10601

✓ Van Der Essen Ian
315 Shore Dr RD4
New Windsor NY 12550

✓ Bruyn Charles D & Frances E
PO Box 303
Vails Gate NY 12584

✓ Orange County Industrial
Development Agency
County Government Center
255-275 Main St
Goshen NY 10924

✓ Cornwall Coal & Supply Co Inc
Box D Station Rd
Cornwall NY 12518

✓ Di Micelli Josephine
PO Box 283
Vails Gate NY 12584

✓ Di Miceli Anthony J & Vincenza
PO Box 283
Vails Gate NY 12584

✓ Knox Village Inc
2375 Hudson Terrace
Fort Lee NJ 07024

✓ National Temple Hill Assn Inc
PO Box 315
Vails Gate NY 12584

✓ Central Hudson Gas & Electric Corp
c/o Tax Agent
South Road
Poughkeepsie NY 12602

✓ Consolidated Rail Corp
Property Tax Dept
PO Box 8499
Philadelphia Pa 19101

This variance should also include
Town of Cornwall

✓ Orange County Planning Dept.
124 Main Street
Goshen, New York 10924

Memo FROM: Patrick T. Kennedy, L.S. - Building / Zoning Inspector
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

(Richard Fenwick - Chairman
Town of New Windsor
Zoning Board of Appeals)

DATE: September 12, 1983

SUBJECT: Lakeview Mobile Home Park

—FOLD HERE—

It is the opinion of this office that the proposed site for the Lakeview Mobile Home Park is unsuitable for residential purposes and should not be granted a variance to operate there.

This office has received complaints from area residents about noise at night, odors, vibrations and falling dust from Tackett Industries. These complaints come from residents on the west side of the Thruway and on Rte 32. I would think living right next door could be unbearable.

I feel it would be extremely poor planning to allow a new residential area to exist in a hopefully growing commercial area.

cc.: Planning Board

by Patrick T. Kennedy

INTER - OFFICE CORRESPONDENCE

FROM: NEW WINDSOR PLANNING BOARD
TO: NEW WINDSOR ZONING BOARD OF APPEALS
RE: LESTER CLARK TRAILER PARK RT. 94
DATE: SEPTEMBER 9, 1983

The following observation on the Lester Clark Trailer Park Use Variance reflects the opinion of the majority of the Planning Board.

- A. First and foremost we feel that the proposed site is totally unsuited for residential use. Although this is a proposed trailer park, it must be given the same concerns and considerations as any other proposed single family residential development. It is the opinion of this Board that because the site is bounded by commercial and industrial uses as well as a swamp, that environment would not be conducive to the health and safety of residents living in the proposed development.
- B. To approve a residential development on that site would certainly be a radical departure from the existing use in the immediate area and therefore would indeed change the character of the neighborhood.
- C. The physical condition of this site is described for other commercial or industrial uses. It is the opinion of this Board, that more effort be made on the part of the owners, to develop the site to the use for which it has been zoned. We do not feel that you would be depriving the applicant the reasonable use of his property in as much as any Use Variance granted to any applicant is the minimum variance that would accomplish this purpose. Therefore to grant this particular variance would be an extreme departure from reasonable use.

The integrating of multiple uses in such a limited area can not be considered proper planning and certainly not in keeping

RECEIVED
ATTORNEY'S OFFICE /ZBA
TOWN OF NEW WINDSOR

SEP 9 1983


Patricia Delia

*(1) I'm not sure that
other types of use could be
taken! When, Why not let them?*

(2)

with the spirit of the Zoning Ordinance.

After careful consideration of the above comments, we are of the opinion the Use Variance for this property should be denied.


HENRY VAN LEEUWEN
Chairman

HVL/sh

9/12/83 Public Hearing - LBL Assocs.

Name: Philip J. Infante Address: RILEY rd



McGOEY, HAUSER & GREVAS
CONSULTING ENGINEERS

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

Licensed in
New York
New Jersey
Pennsylvania

26 September 1983

Bloom and Bloom, P. C.
Attorneys and Counselors at Law
530 Blooming Grove Turnpike
P. O. Box 4323
New Windsor, NY 12550

ATTENTION: DANIEL J. BLOOM, ESQ.

SUBJECT: LBL ASSOCIATES, VARIANCE APPLICATION, SOILS ANALYSIS
TOWN OF NEW WINDSOR; YOUR FILE NO. R-2015/5518

Dear Dan:

This is in reply to your letter of 20 September 1983, concerning an "update" on the soils analysis done by Trachte Building Systems on 18 August 1978.

Although time did not permit detailed analysis (soil borings, test excavations, etc.), we have reviewed the report and can confirm certain items contained therein from personal observation.

During the planning and construction stages of Town of New Windsor Sewer District No. 14, I was involved in the design of the sanitary sewage collection system through the former Myselow property and the preparation of the easement maps in this area. Consequently, I had many conversations with the Myselows and visited the site many times. I observed the peat excavation operation formerly operated by Mr. Myselow on the site and discussed the locations of "french drains" running through the property toward the wetlands.

Moreover, during construction, I was aware of the drainage and stabilization problems encountered during the installation of the sanitary sewers through the property. These problems consisted of high groundwater in certain areas, and the replacement of the "french drains" as they were encountered during construction.

Bloom & Bloom

-2-

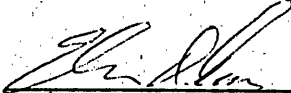
26 September 1983

In summary, based on those items listed above, and field inspections during the design phases of the Mobile Home Park layout, we concur in the conclusions stated in the report prepared by Trachte Building Systems.

If you should require any additional information, please do not hesitate to contact this office.

Very truly yours,

McGOEY, HAUSER AND GREVAS



Elias D. Grevas, L. S.
Partner

cc: Roy C. Lindau

EDG/pmc



BUILDING SYSTEMS

Since 1901

RECEIVED

AUG 15 1978

BLOOM & BLOOM, P.C.

August 18, 1978

Safeky Mini Warehouse Inc.
New Burgh, NY

Dear Sir(s),

We have examined the property on Route 94, Vail Gate, New York, at your request, with Jack Bragg and Mr. Myslow. The purpose of our investigation was to determine the suitability of the site for development.

We observed storm water running over the ground through your mini-warehouse project and ending in the Wet Lands. With very shallow excavation we observed underground water, like springs, which we concluded were also surface water. They had penetrated the ground at higher elevations and surfaced at several locations to the south of your mini-warehouse project. These springs, as Mr. Myslow called them, have always been there and Mr. Myslow had installed what he called "French Drains" to carry the water away from his garden beds, when he owned the property.

We were also shown an abandoned peat mining operation that Mr. Myslow operated years ago. He showed us samples of the peat and where he had found it.

Enclosed is a drawing of the site with dotted arrows which show the natural flow of surface and underground water as it crosses your land, to the south of your mini-warehouse project. The abandoned peat mining operation is also identified on the plan.

The changing soil conditions within the short distance we examined, varied from large boulder group deposits to sand and gravel, this explains the spring like ground water, and impervious clay and top soil.

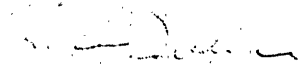
Our professional opinion is that whatever building you build in that area south of your mini-warehouse project, it should be small and separated. A large long building would be subject to alternate load capacity situations and alternate freezing and thawing conditions. It is unlikely that a large building, such as a factory, would be feasible. The foundation costs would be excessive and then there is the possibility of discovering peat with deep soil boring tests. The normal or average factory or large warehouse project would also require an extensive storm water drainage system to accomodate the storm water above and below ground, coming from the neighboring

Safeky Mini Warehouse Inc.
Page 2

lands. We don't believe this would be economically feasible or acceptable to the Department of Natural Resources, who have some say over what goes into the Wet Lands.

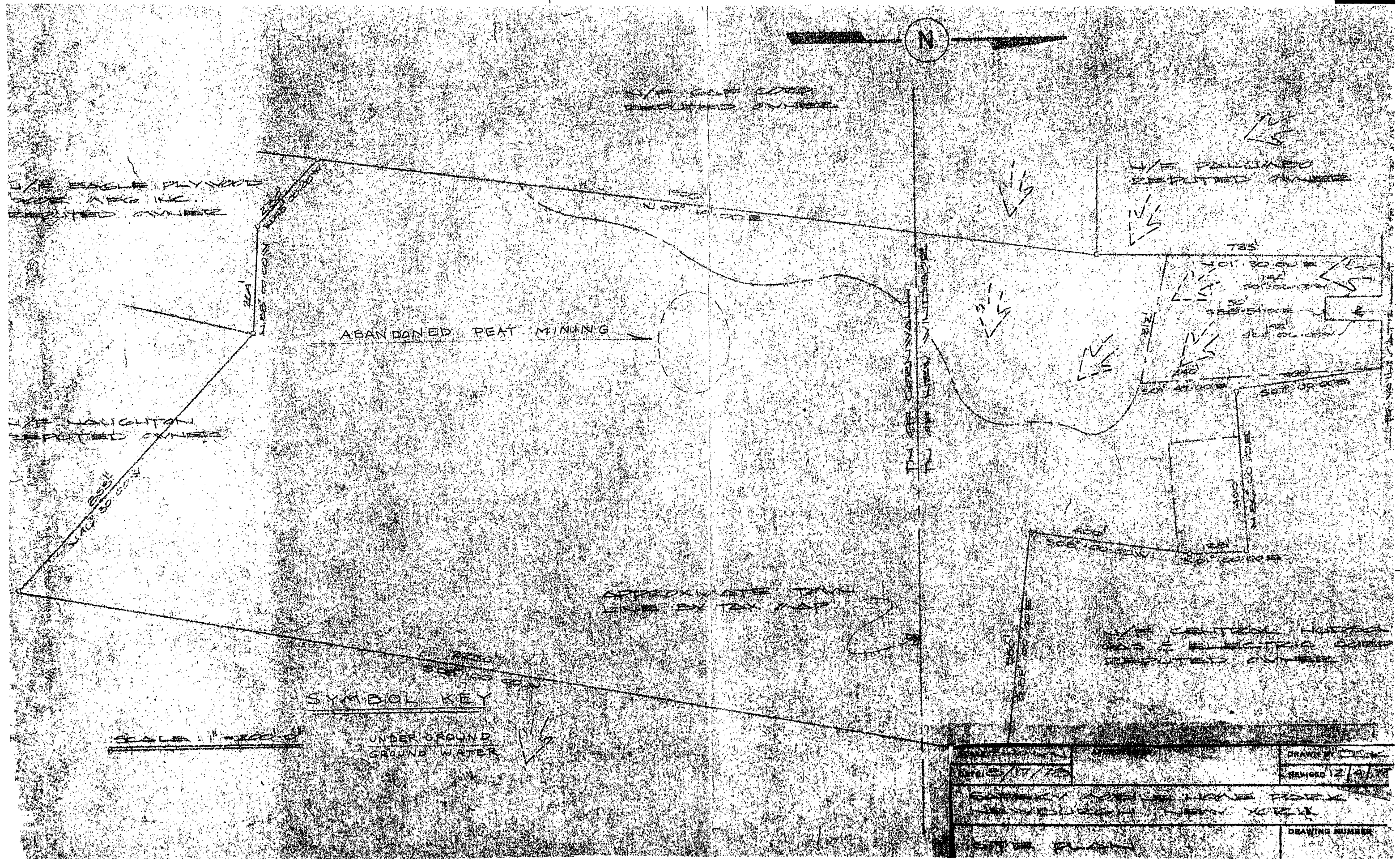
We recommend your use of the property be separated small buildings, like a mini warehouse project, a mobile home park, or a camping Trailer park. Consider a use that would take advantage of the beautiful trees and scenic Wet Lands. A factory would cut down the trees, the foundation would be too expensive and the storm water system would probably not be allowed.

Sincerely,



Brian Thelen, P.E.

BT/bae
enclosure



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

83-30.

Date: 8/25/83

- I. Applicant Information: LBL Associates, c/o Roy Lindau, 123 Old Post
(a) Road North, Croton-on-Hudson, N.Y. 10520 (212) 355-1700
(Name, address and phone of Applicant) (Owner)
(b) N/A
(Name, address and phone of purchaser or lessee)
(c) Bloom & Bloom, P.C., Box 4323, New Windsor, NY 12550 - 561-6920
(Name, address and phone of attorney) Daniel J. Bloom, Esq. - Of Counsel
(d) None
(Name, address and phone of broker)

II. Application type:

- ☒ Use Variance ☐ Sign Variance
☐ Area Variance ☒ Special Permit

- III. Property Information: South side of Rte. 94
(a) C (Design Shopping) (no st. #) 69-4-6 11.8 acres
(Zone) (Address) (S B L) (Lot size)
(b) What other zones lie within 500 ft.? same
(c) Is a pending sale or lease subject to ZBA approval of this application? yes
(d) When was property purchased by present owner? 8/25/77
(e) Has property been subdivided previously? yes When? 1981
(f) Has property been subject of variance or special permit previously? yes When? 1/22/79
(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? no
(h) Is there any outside storage at the property now or is any proposed? Describe in detail: no

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-8, Table of Use Regs., Col. A-C, to allow:
(Describe proposal) construction of a mobile home park consisting of 20 units in an area presently zoned "C" (Design Shopping)

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

Applicant has exhausted its search for a use that would be permitted in the zone it is presently situated. The property is unsuited for a normal commercial use due to the fact that the access off Rte. 94 is only 30 feet in width and almost 700 feet in length. The site is low & not at all visible from Rte. 94. The property is cut across with a gas main easement and again cut across in a different direction with a sanitary sewer

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

Not Applicable

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	/	/
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*	%	%
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

VI. Sign Variance: Not Applicable

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(*see rider attached)

Rider

- IV. (b) (continued) easement, both serving the New Windsor Community. The property is also cut up with a storm water easement and is supplying the surrounding high ground within Vails Gate with a natural holding pad.

Additionally, as indicated above, the use variance was granted to the applicant by the Zoning Board of Appeals of the Town of New Windsor on January 22, 1979 "subject to Planning Board approval." Thereafter, applicant spent approximately 3 years seeking site plan and subdivision approval from the Planning Board of the Town of New Windsor, as well as approval from the DEC. Subdivision approval was ultimately granted by the Planning Board of the Town of New Windsor as well as the preliminary site plan approval. However, the original site plan submitted to the Planning Board was changed and the applicant was at that time directed by the Planning Board to seek a new variance from the Zoning Board of Appeals inasmuch as more than twelve months had expired before construction was commenced on the original site plan.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section 48-8, Table of Use _____ Regs., Col. A(C) _____.

- (b) Describe in detail the use and structures proposed for the special permit.

mobile home park consisting of 20 units.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
1. The hardships referred to hereinabove at IV(b) become advantages to use this as a mobile home park.
 2. The sanitary sewer line through the property can be utilized by the homesites;
 3. The water mains available can be extended to each homesite and water for fire protection will be available.
 4. Ample wooded area makes it a natural setting for mobile home and the fact that there is no visibility from any road or *see

IX. Attachments required:

Rider 3a

- ☐ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of ~~site plan~~ or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☐ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$50.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

Rider

-3.a.-

VIII(a) (continued) abutting site will make it both pleasant for the occupants as well as not detracting from the neighborhood--for it will not be visible from Route 94.

5. Applicant intends to undertake extensive landscaping, planting of trees, shrubs, and other beautifying projects for the purpose of accomplishing an aesthetically pleasing mobile home park.

6. Establishment and enforcement of strict rules and regulations for the mobile home park.

7. Contract vendee (Lestor Clark) has extensive prior experience in mobile home park construction and management. Mr. Clark presently owns and manages Silver Stream Mobile Home Park in the Town of New Windsor as well as several other large mobile home parks on the east coast, including one in Fort Montgomery, New York.

8. Extensive screening, fencing, and lighting will be incorporated into the plan for the park.

X. AFFIDAVIT

Date Aug. 27, 1983

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Roy Lindau
(Applicant)

Roy Lindau, Managing
Agent and General
Partner of LBL Assoc.

Sworn to before me this
27th day of August, 19 83.

Daniel J. Bloom

DANIEL J. BLOOM
Notary Public-State of New York
Residing in Orange County
Commission Expires March 30, 19 85

XI. ZBA Action:

(a) Public Hearing date September 12, 1983.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

Town of Cornwall

ORANGE COUNTY, NEW YORK

JOSEPH L. WARD
Building Inspector
183 MAIN STREET
CORNWALL, NEW YORK 12518

TELEPHONE
(914) 534-9429

September 19, 1983

Patrick Kennedy
Building Inspector
Town Of New Windsor
555 Union Avenue
New Windsor, N.Y. 12550

Dear Pat:

Regarding our recent conversation regarding the Tarkett Industries plant (formerly GAF) on Route 94, please be advised that over the last several years we have had some complaints from residents in the area in regards to noise and odors. The most recent complaints that I am aware of came from a resident of Palomino Place about two years ago. Since that time I had not heard of problems until the ones you mentioned to me.

Trusting that this is the information that you required, I remain,

Very truly yours,

Joe
Joseph L. Ward
Building Inspector

JLW/w

RECEIVED
ATTORNEYS OFFICE
TOWN OF NEW WINDSOR

SEP 26 1983

BY: *Patricia Delio*

Rof
9/26/83

NEW WINDSOR ZONING BOARD OF APPEALS
Regular Session
August 8, 1983

MEMBERS PRESENT: Richard Fenwick, Chairman
Dan Konkol, Vice Chairman
James Nugent
Jack Babcock

MEMBERS ABSENT: Vincent Bivona
John Pagano
Joseph Skopin

OTHERS PRESENT: Andrew S. Krieger, Esq.
Attorney for the Board
Patricia Delio, Secretary

The August 8, 1983 session of the Zoning Board of Appeals was called to order by Chairman Richard Fenwick. Secretary called the roll.

Motion followed by Jack Babcock, seconded by Dan Konkol, to accept the minutes of the 7/11/83 meeting as written. Roll call, Motion carried 4-0.

* * * * *

PRELIMINARY MEETING:

LBL ASSOCIATES - Daniel J. Bloom, Esq., attorney representing applicant, appeared before the Board with revised plans for the trailer park previously approved by ZBA on 1/22/79. The variance had expired approximately one year later under the old plans. Mr. Bloom explained that Mr. Lester Clark, who purchased the parcel of property in April of 1983, proceeded to present his revised plans before the Planning Board. At that time they were referred to the Building Inspector, who, in turn, referred applicant to Zoning Board of Appeals for either a new variance or an interpretation of the old decision. Mr. Bloom also explained that the NYS DEC ordered that the construction be enjoined pending a wetland impact statement being prepared.

Taking all of the above incidents into consideration, motion was made by Jack Babcock, seconded by James Nugent to schedule a public hearing upon the return of the completed paperwork on the new proposal. Roll call: 4-0. Motion carried.

* * * * *

PRELIMINARY MEETING:

STRUGGER, STUART - Mr. David Lewis, who contracted to build a one-family frame dwelling on Valley Drive (Beaver Dam Lake) for the owner, Mr. Strugger, was informed by the Building Inspector that he requires a 1.1 ft. side yard variance in order to complete the project. Mr. Lewis explained that when laying

August 8, 1983

out the plans for the lot, there was one iron pipe sticking out of the ground. This pipe was used as the survey lot line. After the construction was almost completed, Mr. Lewis came upon a second iron which was buried at the time of original survey. As a result of this, the house is 1.1 ft. off line and a variance would be required to correct this situation.

Motion followed by Dan Konkol, seconded by Richard Fenwick, to schedule a public hearing on the return of the completed paperwork. Motion carried 4-0.

* * * * *

PRELIMINARY MEETING:

VINCENT MINUTA - Applicant appeared before the ZBA with a request for 120 sq. ft. sign variance to be located at lounge on Route 207 in a PI (Planned Industrial) zone. The proposed sign would be 5 x 12 ft. double-faced at height of 16 ft., with indirect lighting. Location of sign: Off state right-of-way.

Motion followed by Jack Babcock, seconded by James Nugent, to schedule public hearing upon return of the completed paperwork. Motion carried 4-0.

* * * * *

PRELIMINARY MEETING:

V. S. H. REALTY - David Levinson, Esq. of Levinson, Reineke and Orenstein, appeared before the ZBA with a request for applicant, V.S.H. REALTY, to permit CUMBERLAND FARMS to locate at former Texaco gas station - Temple Hill Road and Union Avenue intersection in a PI (Planned Industrial) zone. Mr. Levinson stated that V.S.H. Realty intend to purchase property from owner Fred Colin. It was stated by Mr. Levinson that he believed a use variance and rear yard variance would be required. Plans were presented for the Board's perusal. Also, Mr. Levinson added that canopies would be erected over the gasoline pumps.

Attorney Krieger at this point of the meeting informed Mr. Levinson that a previous variance was granted for use as a mini-market and fast food store to applicants named GRISMER. (Date of the granting of the variance was 5/13/82). However, the variance was never utilized by the GRISMER'S.

Attorney Krieger suggested that Attorney Levinson contact Building Inspector Pat Kennedy and request his opinion concerning the requirements after inspecting the formal decision of GRISMER.

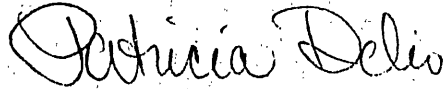
* * * * *

August 8, 1983

The last order of business was a discussion concerning submission of the 1984 Zoning Board of Appeals budget.

After discussion, motion was made by James Nugent, seconded by Jack Babcock to adjourn. Motion carried 4-0. Meeting adjourned.

Respectfully submitted

A handwritten signature in cursive script that reads "Patricia Delio". The signature is written in dark ink and is positioned above the printed name.

PATRICIA DELIO, Secretary

Bloom & Bloom, P.C.
ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM
PETER E. BLOOM

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

SEP 20 1983

530 BLOOMING GROVE TURNPIKE
(AT THE PROFESSIONAL CIRCLE)
P. O. BOX 4323
NEW WINDSOR, NEW YORK 12550
TELEPHONE (914) 561-6920

September 19, 1983

Patricia DeLio

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Orange County Planning Department
124 Main Street
Goshen, New York, 10924

Attention: Mr. Joel Shaw

Re: Appeal No. 30 to
New Windsor Zoning Board of Appeals
LBL Associates seeking Use Variance
and Special Permit for Construction
of a 20-Unit Mobile Home Park off
Route 94 in the Town of New Windsor
Our File No. R-2015 (LBL Associates)

Dear Mr. Shaw:

Pursuant to instructions from Ms. Patricia DeLio, Secretary
to the Zoning Board of Appeals of the Town of New Windsor,
I forward herewith copy of the Site Plan in the above trans-
action.

I am scheduled to reappear before the Zoning Board of Appeals
of the Town of New Windsor in connection with this applica-
tion on Monday evening, September 26, 1983 at 7:30 o'clock
p. m.

Very truly yours,

DANIEL J. BLOOM
bg
Enclosures

CC: Ms. Patricia DeLio
Secretary-ZBA-Town of New Windsor
LBL Associates

CC-7

INTER-OFFICE CORRESPONDENCE

TO: DANIEL P. KONKOL, CHAIRMAN ZBA
FROM: L.D. ROSSINI, COUNCILMAN
DATE: DECEMBER 17, 1984
SUBJECT: MOBILE HOME PARK USE VARIANCES

cc: LBL Assoc. ✓
file

file
mailed copies
to all ZBA & ASK
on 12/18/84
pd

Chapter 27A Art.V Sec 13 of the Code of the Town of New Windsor states: "No trailer park, after the effective date of this local law, shall be erected within a two-mile radius of an existing trailer park."

Upon reviewing the locations of the existing trailer parks in the Town of New Windsor and plotting a two mile radius from each, it is evident that every point in the Town is situated within two miles of an existing trailer park. Therefore, the erection of any new trailer parks in the Town of New Windsor would be a violation of the Town's law.

The Zoning Board of Appeals has in the past routinely accepted applications for Use Variances for the purpose of erecting new trailer parks and in at least one case (Vails Gate) has granted approval. Such use is clearly in violation of 27A-13 which would have to be amended by action of the Town Board in order to permit even the possibility of any new trailer parks. Since neither the ZBA nor the Town Board has the authority to violate the law, ZBA approval becomes a legal nullity and therefore of no effect.

In view of the foregoing, as the Town Board Liason Officer to the ZBA, it is my recommendation and request that the ZBA no longer accept Use Variance applications for trailer parks and that any previously approved applications be officially voided with notification given to the applicants.

As I am sure that you will probably wish to discuss this with me in greater detail, please feel free to contact me in order to arrange a mutually convenient meeting.


L.D. Rossini

cc: Supervisor Petro
Town Board
Building & Zoning Inspector
Planning Board

C.

County File No. 83-30

MUNICIPAL APPROVAL OVERRIDING COUNTY DENIAL OF APPLICATION

If the Orange County Planning Department disapproves, or recommends modification of a proposed subdivision plat, zoning change, zoning amendment, special permit or variance, the municipal board having jurisdiction, shall not act contrary to such disapproval or requirement of modification except by a vote of a majority plus one of all the elected or appointed members thereof and the adoption of a resolution fully setting forth the reasons for such contrary action.

Municipality TOWN OF NEW WINDSOR
and
Local Board ZONING BOARD OF APPEALS

Application of LRL ASSOCIATES

For a use variance and special permit
mobile home park (plans previously submitted)

Vote cast by Members of Board - Motion to approve formal decision (attached)
by Joseph Skopin - Seconded by James Nugent.

	<u>Name</u>	<u>Vote</u>
1.	RICHARD FENWICK	yes
2.	VINCENT BIVONA	yes
3.	JACK BABCOCK	yes
4.	JOHN PAGANO	yes
5.	JOSEPH SKOPIN	yes
6.	JAMES NUGENT	yes
7.	DAN KONKOL (ABSENT)	

Reason for action taken (Reason should include reply to County Requirements)

See attached copy of formal decision



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

September 27, 1983

BLOOM & BLOOM
P. O. Box 4323
New Windsor, N. Y. 12550

Attn: Daniel J. Bloom, Esq.

RE: APPLICATION FOR SPECIAL PERMIT
LBL ASSOCIATES - #83-30

Dear Dan:

This is to confirm that the above-entitled application for special permit before the Zoning Board of Appeals was granted at a public hearing held on September 12, 1983 and continued on September 26, 1983. You will recall that our attorney, Mr. Krieger, informed the Board at the public hearing that the use variance portion of your application was not required.

A formal decision will be drafted and acted upon at an upcoming meeting of the Board. You will be receiving a copy by return mail.

Very truly yours,

A handwritten signature in cursive script, reading "Patricia Delio".

PATRICIA DELIO, Secretary
New Windsor Zoning Board of Appeals

/pd

cc: Town Planning Board
Town Building/Zoning Inspector Kennedy



Louis Helmbach
County Executive

**Department of Planning
& Economic Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

September 13, 1983

Mr. Richard Fenwick, Chairman
Town of New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, N.Y. 12550

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

SEP 15 1983

BY: Patricia Delio

RE: LBL Associates
Variance & Special Permit
Rte. 94
Our File No. NWT 8-83-M

Dear Mr. Fenwick:

Our office has received the above application submitted to us in accordance with the provisions of Section 239, l and m, Article 12-B of the General Municipal Law of the State of New York.

We cannot complete our review until we receive a site plan.

Very truly yours,

Peter Garrison

Peter Garrison
Commissioner of Planning
& Economic Development

PG/JS/rk
Enclosure

Reviewed by:

Joel Shaw

Joel Shaw
Senior Planner



Louis Heimbach
County Executive

**Department of Planning
& Economic Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

October 18, 1983

Mr. Richard Fenwick, Chairman
Town of New Windsor Zoning Board
of Appeals
Town Hall, 555 Union Avenue
New Windsor, New York 12550

Re: Variance & Special Permit
LBL Associates
Our File No. NWT 8-83-M

Dear Mr. Fenwick:

Our office has reviewed the above application submitted to us in accordance with the provisions of Section 239, 1 and m, Article 12-B of the General Municipal Law of the State of New York.

Evidence to support the applicant's request for a Use Variance has not been presented. We, therefore, deny the application.

Very truly yours, ,

Peter Garrison
Commissioner of Planning
and Economic Development

PG:mj
Enclosures

Reviewed by:

Joel Shaw
Senior Planner

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

OCT 20 1983

BY

NEW WINDSOR ZONING BOARD OF APPEALS
Regular Session
September 12, 1983

MEMBERS PRESENT: Richard Fenwick, Chairman
Joseph Skopin
Jack Babcock
James Nugent
John Pagano

MEMBERS ABSENT: Vincent Bivona
Dan Konkol

ALSO PRESENT: Andrew S. Krieger, Esq.
Attorney for ZBA
Patricia Delio, Secretary

The September 12, 1983rd session of the Zoning Board of Appeals was called to order at 7:30 p.m. Secretary called the roll.

Motion followed by Joseph Skopin, seconded by James Nugent to accept the minutes of the August 8, 1983 meeting as written. Motion carried 4-0. (Jack Babcock, Joseph Skopin, James Nugent and Richard Fenwick, all present, voting aye.)

Correspondence Received and Filed:

Speiser-Carlin - Received and filed letter dated 8/19/83 from Levinson, Reineke & Ornstein, withdrawing request for agenda space.

* * * * *

PRELIMINARY MEETING:

VGR ASSOCIATES - Mulberry Pizza. Request for sign variance in conjunction with Notice of Disapproval dated August 10, 1983 from Building/Zoning Officer. Applicants did not show.

* * * * *

PRELIMINARY MEETING:

PIEROTTI, ELIZABETH M. (MUSIC BOX) - Request for operation of retail business (Music Box) to be relocated to intersection of Temple Hill Rd. and Union Avenue at old Texaco gas station. Variances required: Use, 2-10 ft. front yard variances and 76 sq. ft. sign variance. Mrs. Pierotti presented her plans for renovation of the existing building: One bay will be retained for automobile installations; gasoline tanks will be disabled; existing sign pole will be removed; access to bay will be through side of building on Union Avenue.

September 12, 1983

Board requested that Ms. Pierotti modify plan to show the access to bay from side of building.

Motion followed by Jack Babcock, seconded by James Nugent to schedule a public hearing on September 26, 1983. Roll call - 5-0. Motion carried.

* * * * *

PRELIMINARY MEETING:

SCHOONMAKER HOMES, INC. - Mr. Ray Kinol appeared before the ZBA representing Schoonmaker Homes, Inc. with a request for 1.9 ft. front yard variance for Lot #55 on 23 Creamery Drive in the Butter Hill Subdivision. Notice of Disapproval was issued by Building Inspector on 8/23/83. Mr. Kinol presented the site plan on the one-family dwelling which is already in existence.

After discussion, motion was made by James Nugent, seconded by Joseph Skopin to schedule a public hearing upon return of the completed paperwork. Motion carried 5-0.

* * * * *

PUBLIC HEARING on Application of LBL ASSOCIATES and LESTER CLARK (Silver Stream Mobile Home Park) for a use variance and special permit in a C (Design Shopping) zone for 20 unit mobile home park on 11.8 acres of land on Route 94 in the Town of New Windsor.

Daniel J. Bloom, Esq. of Bloom & Bloom, was present representing the owner/contract vendee and presented the site plan which was laid out by McGoe, Hauser & Grevas, consulting engineers.

Received and filed:

Affidavit of Service by Mail with 31 return receipts;
List from Assessor's Office containing 34
names and addresses of adjacent property
owners;
Applications; Variance application fee of \$50.00.

Correspondence received and filed:

Inter-Office memo dated 9/12/83 from Planning Board
which objected to granting of application;

Memo dated 9/12/83 from Building Inspector Kennedy
which objected to granting of application;

There was one spectator in attendance at public hearing and he did not object to the application before the Board.

Mr. Bloom called the following attendees as part of his presentation before the Board:

September 12, 1983

Elias Grevas of McGoey, Hauser & Grevas, was present and went over the right-of-way for ingress and egress to the park.

Mr. Lester Clark of Silver Stream Mobile Home Park, and contract purchaser for the parcel, was present and answered questions from the Board and spectator.

Mr. Dan Parrish, Superintendent of the park, appeared and addressed the subject of noise, odors, etc. which would emanate from the adjacent industrial building (Tarkett, Inc.). Mr. Parrish had met recently with Mr. Dupree of Tarkett to discuss these concerns. After spending much time at the location, at all times of day and night, Mr. Parrish reported that the noise was mostly coming from the traffic on the Thruway and that all other sounds were drowned out by the traffic noise. Mr. Parrish also interviewed adjacent property owners and residents.

Public hearing was recorded on Tapes numbered 116, 117 and 118 on file in Secretary's office.

After the close of the public hearing, motion was attempted to be made by Jack Babcock to grant the application as applied for. Motion died for lack of a second.

Thereafter, motion was made by Richard Fenwick, seconded by Joseph Skopin to table decision to September 26, 1983 for further submissions as applicant sees fit.

ROLL CALL: Mr. Pagano - Yes
Mr. Babcock - No
Mr. Nugent - Yes
Mr. Skopin - Yes
Mr. Fenwick - Yes

Motion carried 4-1. Matter tabled.

* * * * *

The last order of business was authorization for acceptance of formal decisions:

(1) Motion made by Joseph Skopin, seconded by Richard Fenwick, to accept formal decision as presented in the matter of ODIS MORRIS. Roll call-5 ayes. Motion carried. Decision attached hereto and made a part of these minutes.

(2) Motion made by Jack Babcock, seconded by Richard Fenwick to accept formal decision as presented in the matter of STEVE PREKAS. Roll call 5-0. Motion carried. Decision attached hereto and made a part of the minutes.

Since there was no further business to discuss, motion followed by Joe Skopin, seconded by John Pagano to adjourn. Motion carried 5-0. Meeting adjourned.

Respectfully submitted,


PATRICIA DELIO, Secretary

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x
In the Matter of the Application of

ODIS MORRIS,

DECISION GRANTING
USE VARIANCE

83-25.

-----x
WHEREAS, ODIS MORRIS of 76 Melrose Avenue,
New Windsor, N. Y. (R-4 zone), has made application before the
Zoning Board of Appeals for a use variance for the purposes of:
operation of a beauty shop in a residential (R-4) zone;
and

WHEREAS, a public hearing was held on the 11th day of
July, 1983 at the Town Hall, 555 Union Avenue, New
Windsor, New York; and

WHEREAS, applicant appeared in his own behalf
; and

WHEREAS, the application was unopposed ; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows: that, although area is zoned
residential, the adjacent properties are saturated with commercial
operations and accessory uses;

3. The evidence shows: applicant intends to have small
operation with daughter being the sole cosmetologist;

4. The evidence shows: that there is plenty of offstreet parking in driveway of residence;

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The evidence indicates that the aforesaid circumstances or conditions are such that the strict application of the provisions of the local law would deprive the applicant of the reasonable use of such land or building.

2. The evidence indicates that the plight of the applicant is due to unique circumstances and not to general conditions suffered by other persons within the same zone.

3. The evidence shows that the application as presented does not alter the essential character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grants a use variance as applied for and in connection with plans presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and the applicant.

Dated: September 12, 1983.


Chairman

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X

In the Matter of the Application of

STEVE PREKAS.

Application #83-26.

DECISION GRANTING
AREA AND SIGN
VARIANCES

-----X

WHEREAS, STEVE PREKAS of 674 Broadway, Newburgh, New York, has made application before the Zoning Board of Appeals for area and sign variances for the purposes of construction of a Dunkin' Donuts shop on Route 94 in Vails Gate (C zone), New Windsor, New York; and

WHEREAS, a public hearing was held on the 11th day of July, 1983 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant was represented by his consulting engineers, McGoey, Hauser & Grevas, and Elias Grevas appearing in behalf of the engineering firm; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that the variances sought will not alter the general character of the neighborhood.

3. The evidence shows that denial of the variances will result in significant economic injury to the applicants.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. That notices of the public hearing were duly sent to residents and businesses as prescribed by law and published in The Sentinel, also required by law.

2. The applicants will encounter practical difficulty if the area variances requested are not granted.

3. The proposed variances will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

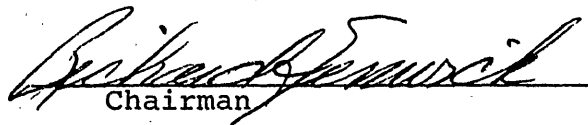
NOW, THEREFORE, BE IT

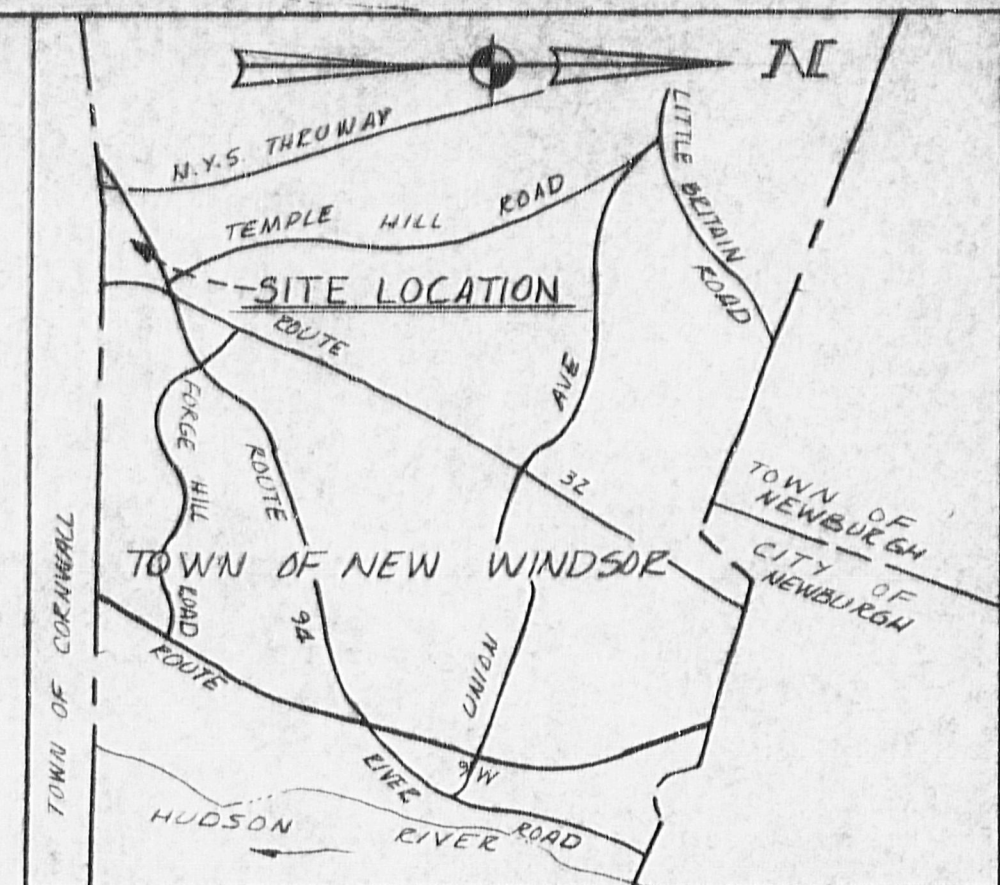
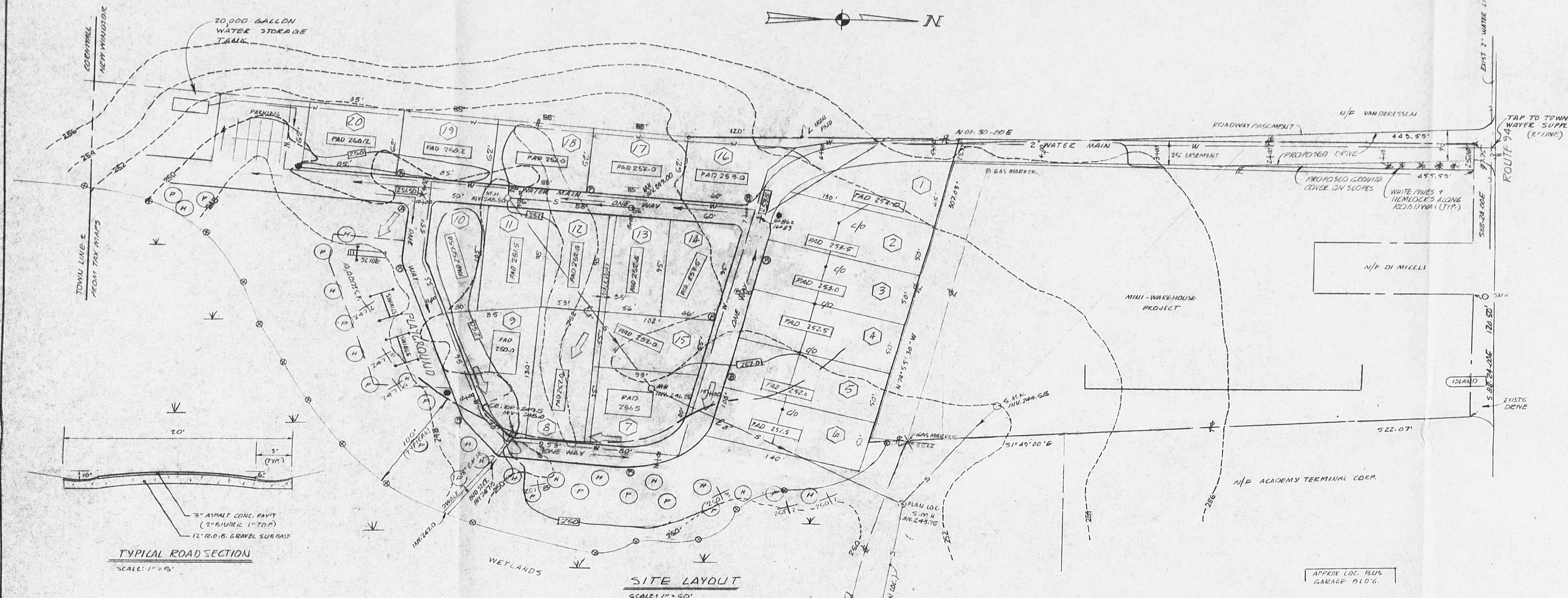
RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grants area and sign variances as follows: 13,136 sq. ft. lot area; 100-150 ft. lot width; 35 ft.-69 ft. front yard; 0-33 ft./46 - 79 ft. side yard; 4 ft. rear yard and 16 ft. building height; also 76 sq. ft. sign variance on the above-entitled application in accordance with plans submitted with application.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: September 12, 1983.


Chairman



NOTES

Property Data

- Property Zone: C (Design Shopping)
- Being a portion of lands shown on the New Windsor Tax Maps as Section 69, Block 4, Lot 6.
- Area of proposed mobile home park site: 11.8 acres.

Design Data

- All mobile home lots meet or exceed the Town of New Windsor requirement of 5,000 s.f.
- Mobile home stands will consist of full size concrete slabs, 4" thick, with tie downs in the positions recommended by the mobile home manufacturer.
- Water supply: Town of New Windsor.
- Sanitary Sewage Collection System: Town of New Windsor (Sewer District No. 14).
- All signs shown to be in accordance with the requirements of the New York State Traffic Commission.
- Street lighting to be maintained at 0.6 footcandles, in accordance with the Town of New Windsor Mobile Home Park Ordinance.
- Site improvements shall conform to the requirements of the applicable regulations of the Town of New Windsor.
- Entrance and exit details subject to the requirements of the New York State Department of Transportation.

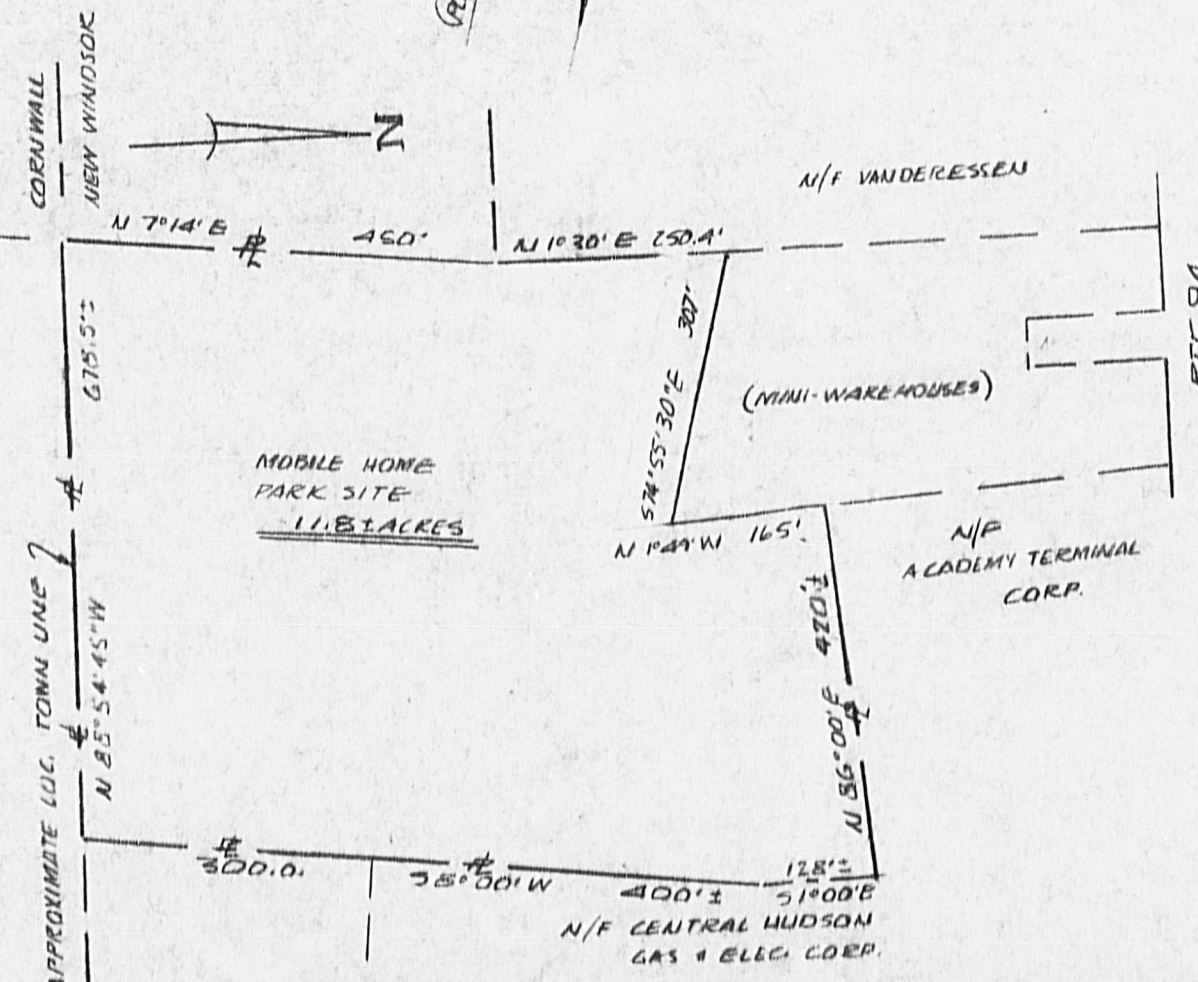
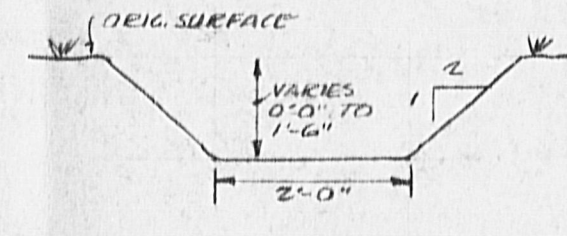
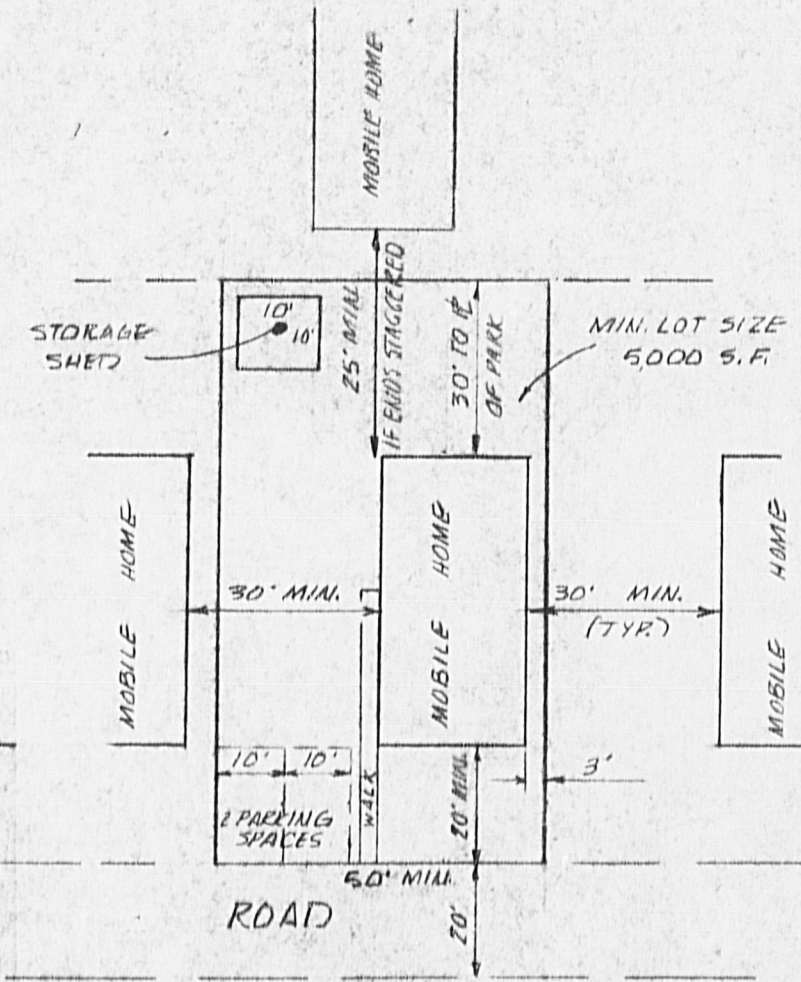
9. Number of Units: 20

General Notes

- Boundary data shown is from maps prepared by Vincent Doco, L.S.
- Topographic information is from field survey; Elevation datum equals Sewer District No. 14; Contour intervals: two feet (2').

Unauthorized alteration or addition to this plan is a violation of Section 7209(2) of the New York State Education Law.

Prepared pursuant to Section 7208a of the New York State Education Law.



ENVIRONMENTAL NOTE:
SITE IMPROVEMENTS WITHIN THE FRESH WATER WETLAND OR ADJACENT 100 FEET ARE SUBJECT TO N.Y. STATE DEPT. OF ENVIRONMENTAL CONSERVATION JURISDICTION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW.

McGOEY, HAUSER & GREVAS
CONSULTING ENGINEERS
194 Route 9W
Newburgh, New York

LAKE VIEW MOBILE HOME PARK			TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK	
Revision	Date	Description	Drawn	Checked
1	7 JUL 87	REV. ENTRANCE DRIVE	SPK	EDG
2	13 MAY 91	REVISED PRE-PLANNING BOARD ATG. OF 10 DEC. 1990.		
3	1 JUL 91	REVISED WETLAND LIMIT PER D.E.C.		
4	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		
5	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		
6	7 JUL 97	REV. ENTRANCE DRIVE		
7	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		
8	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		
9	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		
10	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		
11	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		
12	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		
13	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		
14	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		
15	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		
16	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		
17	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		
18	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		
19	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		
20	11 MAY 92	REV. SITE LAYOUT, 50' LOT LAYOUT, BOUNDARY		